

*ChampionsGate Community  
Development District*

*Agenda*

*April 10, 2023*

# AGENDA

# *ChampionsGate*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

April 3, 2023

Board of Supervisors  
ChampionsGate Community  
Development District

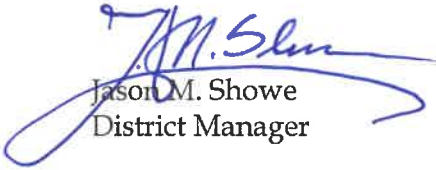
Dear Board Members:

The meeting of the Board of Supervisors of the ChampionsGate Community Development District will be held **Monday, April 10, 2023, at 2:00 p.m. at the offices of Rida and Associates, 8390 ChampionsGate Blvd., Suite 104, ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Review of Resume(s)/Letter(s) of Interest in Board Vacancy
  - B. Appointment of Individual to Fulfill the Board Vacancy in Seat #5 with a Term Ending November 2024
  - C. Administration of Oath of Office to Newly Appointed Board Member
  - D. Consideration of Resolution 2023-03 Electing Assistant Secretary
4. Approval of Minutes of the February 13, 2023 Meeting
5. Consideration of Fountain Maintenance Proposal from Fountain Design Group, Inc.
6. Consideration of Traffic Signal Maintenance Agreement with Traffic Engineering and Management, LLC
7. Consideration of Resolution 2023-02 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
  - D. On-Site Manager's Report
9. Other Business
10. Supervisor's Requests
11. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



Jason M. Showe  
District Manager

Cc: Scott Clark, District Counsel  
Mark Vincuntonis, District Engineer  
Yvonne Shouey, On-Site Manager  
Evan Fracasso, On-Site Manager  
Marc Reicher, Rida Associates  
Teresa Viscarra, GMS  
Darrin Mossing, GMS

Enclosures

## SECTION III

# SECTION A

C

**Douglas  
Cady**

407-791-1411

dhcj45@live.com

Davenport, FL 33896

## SUMMARY

Accomplished entrepreneur, skillful in assessing business conditions and developing optimization plans to drive key improvements. Excellent [mechanical] knowledge with expertise in reviewing business practices, competitor activities and personnel management policies to make proactive changes. Good relationship-building and problem-solving skills.

## SKILLS

- Technical operations oversight
- Networking
- Issues resolution
- Operations oversight
- Concept development and fabrication
- Planning and coordination
- Defining company vision
- mechanical operation

## EXPERIENCE

Director, Board of Directors

Davenport, FL

Bella Trae Community Assoc./Jan 2022 to Current

- Developed and presented new ideas and conceptualized new approaches and solutions.
- Coordinated activities with other departments to expedite work and improve performance.
- Analyzed problematic situations and occurrences to provide solutions.
- Worked with Management and other board members to formulate annual budgets.

Vice President Board of Directors

Davenport, FL

Mandalay at Bella Trae/Jan 2021 to Current

- Communicated regularly with members to deliver pertinent details related to progress status and direction for projects.
- Contributed to annual budgeting processes and verified alignment with community objectives.
- Made recommendations to community leaders on project strategy and initiatives.

Owner Mechanic Fabricator

Lake Alfred, FL

Trike Traders, LLC/ Mar 2005 to Jan 2019

- Promoted business on social media platforms to maximize brand identity and generate revenue.
- Oversaw staff hiring, initiating new training and scheduled processes to streamline operations.
- Set pricing structures according to market analytics and emerging trends.
- Conducted market research activities and competitive analysis to facilitate implementation of aggressive company marketing strategy.
- Supervised performance of workers with goals of improving productivity, efficiency and cost savings.
- Enhanced operational performance by developing effective business strategies, systems and procedures.

## SECTION D



**RESOLUTION 2023-03**

**A RESOLUTION OF THE CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT ELECTING  
\_\_\_\_\_  
AS ASSISTANT  
SECRETARY OF THE BOARD OF SUPERVISORS**

**WHEREAS**, the Board of Supervisors of the ChampionsGate Community District desires to elect \_\_\_\_\_ as an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT:**

1. \_\_\_\_\_ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 10<sup>th</sup> day of April, 2023.

\_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

# MINUTES

MINUTES OF MEETING  
CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, February 13, 2023 at 2:00 p.m. at the offices of RIDA Development, 8390 ChampionsGate Boulevard, Suite 104, ChampionsGate, Florida.

Present and constituting a quorum were:

Lee Dawson	Chairman
Darin Tennyson <i>by phone</i>	Vice Chairman
Elizabeth Allen	Assistant Secretary
Darlene Clevenger	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	Hanson Walter
Marc Reicher <i>by phone</i>	RIDA Associates
Evan Fracaso	RIDA Associates
Michael Yanosik	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Yanosik stated I am on the Board of Directors of the Bella Trae Community Association and was tasked to come up with a priority list of how to fix these drains that drain out of the ponds into the conservation areas and how the water gets out of the conservation area. We budgeted enough to clean one of ours, but I don't know which ones are ours and which ones are the CDD's. We will determine which ones are Bella Trae's and clean the highest priority one that is ours then you will have a list of which ones are yours.

I walk around Bella Trae constantly and still get quite a few people fussing about when are we going to do something about the stop signs to get out of Promenades onto Masters and the Mandalay side because that traffic is getting worse.

Mr. Reicher stated this is part of a larger program. Kimley Horn is working with the county for when Bella Cita goes through around the back side between Reunion and Happy Trails. We hosted a public information hearing at the golf course of what that might look like. Kimley is engaged with the county to try to figure out what that intersection looks like. I think the next major road improvement is that intersection is going to get addressed. In terms of a stop sign out of your property that is being managed by individual property owners, I think.

Mr. Yanosik stated we have a traffic study coming in.

Mr. Reicher stated what we have been advocating for both as developer and on behalf of the CDD, we think the intersection at Bella Cita and Masters should be warranted for a signal and we have also been asking for it to get a treatment, some type of pavers or something that indicates it is an important intersection. Typically, when you put in features like pavers or something like that it slows people down just a touch.

Mr. Dawson stated we agreed to do a traffic study two meetings ago, we talked about it again last month. The real issue is when do you do the study? Do we wait until more people populate so you have more traffic flow therefore the study would indicate the need for better mitigation or do you do it early when there is not enough people?

Ms. Allen stated I think at the last meeting we said we would do it towards the end of February and let them know what days to do the study.

Mr. Showe stated we communicated the high-volume days.

Mr. Reicher asked who is doing the study?

Mr. Glasscock joined the meeting at this time.

Mr. Glasscock stated Mark Vincutonis has been going back and forth with this guy for several days. We told him what you said that you wanted the longer duration and more days and he kept saying you don't need this. Mark told him this is what we would like so finally they gave us a proposal, he did an 8-hour and extended that to 12 and another day, so there are two 12-hour studies. Mark said if you were not happy with this one he would suggest we go with the other bidder because this guy was giving Mark a hard time with it. At least two 12-hour days and one would be on a Friday and one during the week. I told him you didn't want to start it before February and to stay within that budget.

Mr. Yanosik stated I will tell people as I walk around that the CDD is working on the issue.

A resident stated I had at least one close call getting across that intersection as a pedestrian. The main thing is people speed up as they come from the north coming down around the curve.

Mr. Glasscock stated there are other things you can do such as a double speed bump placed about 18" apart that are very effective. In another District we put in a cross between a speed table and a hump and it has been very effective.

Ms. Allen stated we need to look at those options because in addition to the heavy traffic there is a lot of speeding.

**THIRD ORDER OF BUSINESS****Organizational Matters**

- A. Appointment of Individual to Fill the Board Vacancy in Seat no. 5 with a Term Ending November 2024**
- B. Administration of Oath of Office to Newly Appointed Board Member**
- C. Consideration of Resolution 2023-02 Electing Officers**

This item tabled.

**FOURTH ORDER OF BUSINESS****Approval of the Minutes of the December 12, 2022 Meeting**

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the minutes of the December 12, 2022 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS****Review and Acceptance of Fiscal Year 2022 Audit Report**

Mr. Showe stated in the letter to management there are no current year findings, no prior year findings and we are in compliance with all the requirements they are required to look at and it is a clean audit.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the Fiscal Year 2022 Audit was accepted and staff authorized to transmit the final report to the State of Florida.

**SIXTH ORDER OF BUSINESS****Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Mr. Showe stated next is the data sharing and usage agreement with the Osceola County property appraiser. The District agrees that we won't share any information that is confidential if

received from the Property Appraiser. We ask that they not send us anything confidential. It is a required agreement that we sign annually.

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the Data Sharing and Usage Agreement with the Osceola County Property Appraiser was ratified.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There being none, the next item followed.

#### **B. Engineer**

Mr. Glasscock stated at the last meeting you said you wanted to do \$2,500 plus another \$1,000 for the additional time for the traffic study. It came back \$50 more than the budget so it is \$3,550. It is the additional day. I would still put a contingency of 15% in case something comes up so we don't have to wait two months for a meeting.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor staff was authorized to have the roadway study done in an amount not to exceed \$4,200.

Mr. Glasscock stated we are coming up on the CDD inspections and Mark brought up that you are done paying your bonds, so you are not required to have it. I wanted to make sure that you do not want that service.

Mr. Dawson asked what is service?

Mr. Glasscock stated I go around and check everything you are responsible for maintaining, ponds, outfall structures, vegetation growing around it, curbs.

Ms. Allen stated to me that makes sense, it lays out a map for us.

Mr. Dawson stated I think it is responsible.

Mr. Glasscock stated it generally takes about a day to do it.

Mr. Fracaso stated Michael brought in some issues they were having on their water outflow through Bella Trae. I'm not sure how many are CDD and how many are Bella Trae issues. We spoke before about getting a map of where all our weirs are and flow throughs. Then Michael and I can get straight on who is responsible for what and they can address their issues and we can address our issues.

Mr. Glasscock stated I will get with Marc on that, I think he is already working on that item.

Mr. Clark stated we had some correspondence back and forth a few months ago about the ownership of some of those because they were questionable. We can probably find that correspondence.

Mr. Glasscock stated if the pond is ours then we have the outfall, the infalls not so much but the outfalls we would have. The murky part comes when Bella Trae took over Links because there is double drainage in there in some instances and trying to figure out where it goes from old as-builts was tricky, but I think we have it ironed out.

Ms. Allen asked do we need a motion for this inspection we want the engineer to do?

Mr. Showe stated no, I think it is part of the service they provide, he was saying he is no longer required to do it, but we have had our engineers do it as a routine service.

Ms. Allen asked what is happening on Legends? The sidewalk and median are dug up.

Mr. Fracaso responded we had a main line irrigation break. Toho is out doing their surveying right now for that force main repair. Last year we had a force main line break at Berwick and ChampionsGate where they had to revert part of the sewer force main from Dunkin Donuts to the corner of Berwick in front of the Circle K. They are now surveying and working through a plan to replace more of that force main that comes from the lift station at White Shark.

### **C. Manager**

#### **i. Approval of Check Register**

Mr. Showe presented the check register from December 1, 2022 through January 31, 2023 in the amount of \$89,864.10.

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the check register was approved.

#### **ii. Balance Sheet and Income Statement**

A copy of the financials was included in the agenda package.

### **D. Onsite Manager's Report**

Mr. Fracaso stated we recently started having Osceola County Sheriff on Fridays. I was told we were going to get reports but apparently, we are not going to get those reports because

you have to specify in the comments that you want an activity report. My guys saw them on property but never saw them doing traffic enforcement.

Ms. Allen stated that is exactly why we dropped them in the past.

Mr. Fracaso stated I wanted to give them January and February to see how it went and I pulled back FHP to only be here Monday through Wednesday. We are not using our allotted funds for FHP right now. We can try another six weeks with Osceola County Sheriff or we can say thanks, no thanks and go back to having FHP here based on our monthly budgeted amount.

Mr. Dawson stated our taxes are paid to the county and we should be getting some service from them.

Mr. Fracaso stated we do get services but when Marc and I met with Sheriff Lopez and our section captain unfortunately with where we are in Osceola County services are needed more in other areas. These are extra duty.

Mr. Dawson stated I'm okay with that, but some reporting should be expected for that same time. See if you can get something more out of it.

Ms. Allen asked were we able to do anything about the scheduling fee for FHP?

Mr. Fracaso stated originally the scheduling fee was they would charge an hour per officer on schedule and that got exorbitant on a monthly basis if they were there 20 days. They reduced it to a fixed fee and an hour of travel time. I think it is worth giving Osceola a shot for another six weeks and make sure we are adamant we are getting those reports and then see if we want to go forward at our next meeting.

Mr. Dawson stated I'm okay with that.

## **EIGHTH ORDER OF BUSINESS**

### **Other Business**

There being none, the next item followed.

## **NINTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Dawson stated there is a little trash by the bridge, but they got rid of the weeds between the guardrail and the bridge.

Ms. Allen asked when do we redo the black fence?

Mr. Fracaso stated it is on my task list. We are going to power wash the sidewalks first then go the fencing.

Mr. Dawson stated when was the last time we sealed Legends?



Mr. Fracaso stated I don't know.

Mr. Glasscock stated if you actually have a paving program sealing it helps to elongate that time before you need to mill or resurface. If you don't then it doesn't do a lot of good other than it can look ugly.

Ms. Allen asked what program do we have for our roads?

Mr. Glasscock stated when it needs to be replaced, you replace it. If you are looking at it as cosmetic it would be a great job, typically a sealing will add about 5 years to your paving. Once you mill and resurface a road as you did last year, that will last 15-18 years. If you come in around 7 – 8 years and do a sealing you can push that out 5 years.

Mr. Reicher stated the roads are 22 years old. We can ask the engineer to report at the next meeting how he thinks that road is holding up and whether we need to re-mill it would be a better question.

Mr. Glasscock stated I will make that part of the inspection process.

#### **TENTH ORDER OF BUSINESS**

#### **Audience Comments**

There being none, the next item followed.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Adjournment**

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the meeting adjourned at 2:55 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

**CASCADE FOUNTAINS DIV.  
FOUNTAIN DESIGN GROUP, INC.**

**7628 N.W 6th AVENUE BOCA RATON, FL. 33487**  
**SERVICE CENTERS : ORLANDO AND TAMPA**  
**PHONE: (800) 446-1537 FAX (561) 994-3944**

**PROPOSAL # 3266**

**Date: March. 30, 2023**

To: Champions Gate C.D.D.  
8390 Champions Gate Blvd., Ste. 104  
Champions Gate, Fl. 33896  
Attn: Evan Francasso  
Phone: 407-397-2500  
Cell: 614-361-7677  
Email: [efracasso@championsgate.com](mailto:efracasso@championsgate.com)

Ship To: Champions Gate C.D.D.  
8390 Champions Gate Blvd  
Champions Gate, Fl. 33896

**FOUNTAIN MAINTENANCE PROPOSAL**

**Scope of Work:**

Fountain Design Group will perform the following Weekly Cleaning, on the Bowl Architectural fountain and the Clock Tower architectural fountain at the above property per the check list below:

- 1) Check and clean Filters / Intakes / Strainers
- 2) Clean and check jets and lights
- 3) Check electrical System
- 4) Remove debris from filter and pool
- 5) Add chemicals \* as necessary
- 6) Check pump and motor for any possible issues
- 7) Muriatic acid will be used to soften well water at no additional charge.
- 8) Replace lights bulbs as needed
- 9) Vacuum pool bottom as needed

This is a cleaning contract and any other services required besides those listed above will be billed separately, upon completion after receiving the appropriate approval. \*Lights will be replaced as required for the price of the bulb only. If additional service is required, our standard labor rate of \$105.00 for the first half-hour and \$85.00 each hour thereafter, plus parts.

\* Calcium removal is not part of this cleaning contract, we will quote needed deep cleaning to remove and will be billed out separately.

\*\* Either party may cancel this agreement with a 30-Day Notice.

**Monthly Cost \$350.00 per month \***

Payable upon receipt of invoice to Fountain Design Group, Inc.

**Respectfully Submitted,  
FOUNTAIN DESIGN GROUP**

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted.  
Fountain Design Group, Inc. is authorized to complete the work as specified.

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

**CONDITIONS**

All work is to be completed in a workmanlike manner . Any alteration from specifications involving extra costs will be executed only upon written approval from the client, and will become an additional charge from the approved proposal amount

## SECTION VI



# Traffic Engineering and Management, LLC

*dba / Control Specialists*

*Construction, Service and Maintenance*

February 14, 2023

Mr. Evan Fracasso  
ChampionsGate Community Development District  
8390 ChampionsGate Blvd-Suite 104  
Championsgate, FL 33836

RE: New Traffic Signal Maintenance Agreement  
4/1/2023 – 3/31/2026

Dear Mr. Fracasso:

This correspondence serves as your reminder that the existing Traffic Signal Maintenance Agreement between ChampionsGate Community Development District and Traffic Engineering and Management, d/b/a Control Specialists is set on expire.

We are pleased to offer ChampionsGate Community Development District a new three-year "Agreement". Once accepted, this "Agreement" will cover cost associated with fuel, labor, and liability insurance for a period of three years.

Attached you will find a copy of our proposed "Agreement". As I am sure that you will agree, the adjusted rates are moderate and desire your consideration.

After review, please sign and return the copy to my attention. An executed copy will be returned to you for your records. Please feel free to call me if you have any questions and/or comments. I look forward to your response.

Sincerely,

Traffic Engineering and Management

Allen "Al" LaShier  
Director of Maintenance

Enclosures (3)

cc: File

AL

## A G R E E M E N T / N E W

THIS AGREEMENT made and entered into this 1<sup>st</sup> day of April 2023 by and between CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT hereinafter referred to as "OWNER" whose address is 8390 CHAMPIONSGATE BLVD, SUITE 104, CHAMPIONSGATE, FL 33836 and TRAFFIC ENGINEERING and MANAGEMENT, d/b/a CONTROL SPECIALISTS hereinafter referred to as "CONTRACTOR" whose address is 707 NICOLET AVE, SUITE 100, WINTER PARK, FLORIDA 32789.

## W I T N E S S E T H:

THAT IN CONSIDERATION of the mutual covenants contained herein, it is hereby agreed between the parties as follows:

1) Scope of Work. The Contractor shall be available on the request of the Owner to provide emergency repair, planned maintenance, new installations of traffic lights, caution lights, school flashers, and roadway safety lighting. (Please refer to Exhibit "A" Traffic Signal Intersection Inspection form).

2) Term. This agreement shall be for an initial term of Three (3) years from the date of the Agreement; however, the Owner shall have the right to cancel and terminate this Agreement, in its sole discretion, during the term thereof, upon giving written notice to the Contractor at least sixty (60) days prior to the intended date of termination. In the event of termination, the Contractor shall be entitled to receive payment for services and work performed and materials and/or equipment furnished under the terms of this Agreement as directed by CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT up to the date of termination; provided, however, it is acknowledged that the Contractor shall not be entitled to any damage liquidated or otherwise caused as a result of such termination.

It is mutually agreed between both parties that this Agreement may be extended at the expiration of the initial term for additional Two (2) year terms from the anniversary date of the expiration of the original term, upon the same terms and conditions specified herein; rates are subject to change, but not to exceed ten percent (10%) in a given year. The Contractor shall give notice in writing, within sixty (60) days, of its intentions to renew this Agreement at the expiration date of each year's renewal. The Owner shall, within thirty (30) days after receipt of said written notice by the Contractor, give notice in writing rejecting or consenting to said renewal. Failure of either party to give such written notice within said time period shall result in automatic termination of the Agreement.

3) Prosecution of Work. The Contractor shall prosecute the work under this Agreement in the following manner:

a) The Contractor certifies that it is a full-time specialized contractor in the State of Florida, and is pre-

qualified by the Florida Department of Transportation to perform said work and has the capability and expertise to install and maintain traffic signals for CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT.

b) The Contractor shall provide emergency repair, planned maintenance, and new installations of traffic lights, caution lights, school flashers, and roadway safety lighting as requested and directed by CHAMPIONSGATE COMMUNITY DEVELOPMENT District's designated personnel, hereinafter referred to as "Director".

c) The Contractor shall provide qualified employees of the Contractor who shall be available at all times, day and night, for on-site consultation with the Director about traffic signal problems. The Contractor shall furnish the name and telephone number of such representatives to the Director upon execution of this Agreement.

d) The Contractor shall at all times, maintain emergency response vehicles which will be utilized to respond to emergency maintenance calls during the term of this Agreement. This emergency vehicle shall have rotating beacons on front and center or rear.

e) The Contractor, in performing any work under this Agreement, shall utilize protective signing, flashers, cones, and flag persons in compliance with the "Manual on Traffic Controls and Safety Practices for Street and Highway Construction, Maintenance, and Utility Operation", Sections 1 through 15, published by the Florida Department of Transportation.

f) The Contractor shall be responsible for making all arrangements with public or private utility companies to ensure underground and overhead clearances and construction liaison when needed.

g) The Contractor shall promptly notify the Director of the disablement of any piece of equipment of any system due to an accident or other cause, such as damaged cable, broken parts, or other difficulties, when such piece of equipment cannot be readily repaired, making it necessary to discontinue operation of all or part of the installation.

h) The Contractor shall promptly report to the Director any unauthorized construction or repair work by others on CHAMPIONSGATE COMMUNITY DEVELOPMENT District's equipment being maintained under this Agreement. The Contractor shall also report any construction or repair work in progress that may endanger or damage the equipment of the Owner's system.

i) The Contractor shall act in the best interest of the Owner in selection of material and equipment, which has been authorized for purchase by the Director. Also, the Contractor



shall advise and assist the Director regarding the settlement of claims on defective materials and equipment used in traffic signal, school flasher, and highway safety equipment when purchased by the Contractor.

4. Job Numbers:

a) The Contractor, prior to commencement on any routine maintenance, shall receive a Purchase Order Number from the Director. Upon completion of the work, the Contractor shall notify the Director of the scope, nature, and cost of such work performed.

b) The Contractor, at the end of every month, shall submit to the Director for approval for payment, a copy of all invoices. A separate invoice shall be used to identify each job.

c) The Contractor shall be issued a separate Purchase Order and Job Number prior to the commencement of any work to be performed for non-routine maintenance, construction, major repairs and capital purchases. These Job Numbers shall be obtained only from the Director. If the Director orally directs that a repair be made during non-working hours, a formal Job Number shall be issued to the Contractor the next normal day of operation to cover such work as was duly authorized.

5) Compensation. The Owner shall pay the Contractor for work the Contractor performed pursuant to Owner's requests as follows:

a) The Owner shall pay the Contractor \$135.00/man hour per hour for regular time emergency maintenance. Regular time emergency maintenance shall be for all maintenance and construction on which the Contractor is provided less than five (5) working days notice.

b) The Owner shall pay the Contractor \$149.00/man hour per hour for overtime emergency maintenance. Overtime emergency maintenance shall be maintenance and construction for which the Contractor has been given less than five (5) working days' notice and the work shall be performed after four o'clock PM (4:00PM) and before seven-thirty AM (7:30AM), and on all weekends and legal holidays. For a day to be considered a holiday under this provision, the Contractor must declare the day a holiday for all of their personnel, and shared with the Owner upon the start of the Agreement.

c) The Owner shall pay the Contractor \$149.00/month flat rate per intersection for planned maintenance. Each intersection shall be visited one (1) time per month whereby the Contractor will visually inspect all traffic signal equipment and components; thereby preventative malfunction action will be enacted.

d) For the Contractor to be compensated at the rates described in paragraphs a, b, or c above, the Contractor shall provide at least one qualified employee who shall perform the work together with tools and equipment and one service vehicle. The Contractor may charge the Owner for travel time to the work site.

e) In the case of the installation of new equipment, the Contractor, upon the request of the Director, shall make an inspection of the new equipment at the time of activation to assure the Owner that the new equipment is in proper working order. This service shall be compensated at a rate of \$149.00/man hour per hour.

f) The notice required under this Agreement for emergency maintenance of planned maintenance may be furnished by the Director or his duly authorized representative by telephoning the Contractor at (407) 628-1965. The Contractor shall have a person or device available at this number twenty-four (24) hours a day to receive telephone messages from the Owner. The Owner may also give notice to the Contractor by sending a letter by mail to the Contractor to 707 Nicolet Avenue, Suite 100, Winter Park, Florida 32789. The time period for notice shall begin to run when the Director or his representative places the call or sends the letter by mail.

6) Materials and Equipment.

a) The Owner shall pay to the Contractor the actual cost of all materials furnished by the Contractor which are an integral part to the finished work, plus shipping to which 25% shall be added for amounts up to \$500.00, 20% for amounts between \$501.00 and \$2,000.00, and 15% for all amounts equal to, or in excess of \$2,001.00 said amounts to consist of the cost per items or unit which is normally sold or furnished as an integral unit. The Owner, however, reserves the right to purchase material to be held as inventory by the Contractor and installed as directed by Owner.

b) The Director may inspect the Contractor's maintenance shop and storage area on a daily basis to insure the Contractor has adequate inventory or parts and equipment of its own to furnish service under this Agreement. The Director may also hold inspections to ascertain that all Owner supplied equipment has been properly located, maintained, and used.

c) The Contractor shall be financially responsible for any damage to Owner's materials or equipment arising out of, or due to, the negligence of the Contractor or his agents and employees.

d) Any and all parts replaced by the Contractor shall be maintained and available for Owner's inspection for a period of at least sixty (60) days.

e) The Contractor shall extend to the Owner the same warranty on all materials and equipment furnished under this Agreement which the manufacturer extends to the Contractor, or purchases, whichever is greater. The Contractor shall guarantee its workmanship under this Agreement for a period of one (1) year.

f) The Contractor shall charge the prevailing rental rate to the Owner on all standard construction equipment. The following specialized traffic light equipment shall be charged to the lesser of the prevailing rental rate for the Owner or the following designated cost per hour:

(1) Bucket Truck	\$ 137.50 per hour
(2) Lift Truck	\$ 137.50 per hour
(3) Auger/Crane Truck	\$214.50 per hour
(4) Service Vehicle	\$ 74.80 per hour

7) Extra Work. It is understood and agreed under this Agreement that the Contractor shall hold itself ready at all times to perform emergency planned maintenance for the Owner on traffic lights, caution lights, school flashers, and roadway safety lighting. In addition, the Owner shall have the Contractor perform the installation and construction of new equipment for the Owner under this Agreement. This includes major repairs or major changes in any system. The new construction or major repairs shall be performed only after receiving written notice from the Owner. The Owner shall reimburse the Contractor for its work at the rate established in this Agreement for planned maintenance on an hourly basis and shall reimburse the Contractor for costs for materials and equipment in accordance with paragraph 6.a of this Agreement. If the Contractor desires to perform any work or project involving new installations or major repairs, the Contractor shall furnish the Owner a firm price for all the work necessary to perform such major repair or to complete such new construction.

8) Time and Charges. If it becomes necessary to install a temporary controller due to damage to a traffic signal which changes the timing or sequence, or any other special feature of a traffic signal, the Director shall be notified in writing giving the reason for the change, the nature of the change and the approximate date the traffic signal shall be returned to normal service. The Director shall also be notified in writing within a reasonable time when the original equipment has been repaired and replaced. The Director must authorize any and all timing changes on Owner's traffic signals. Whenever the Director determines a condition that warrants the modification of timing or dial settings on traffic control systems, the Director shall advise the Contractor of such changes and the Contractor shall keep timing and dial setting in accordance with the Director's instructions at all time. In the event of an emergency, if the Director is unavailable, the Contractor shall make such time changes as are necessary.

9) Contractor's Records. The Contractor shall maintain records in accordance with generally accepted accounting practices to document its costs and expenditures under this Agreement. The Contractor hereby grants the Owner and its duly authorized representatives' permission to audit the review any and all of the Contractor's records pertaining to the Agreement. The Contractor shall furnish the Owner all invoices and statements for which it requests reimbursement.

10) Method of Payment. At the completion of all the work under Purchase Order Number or Special Job Number, the Contractor shall submit an invoice to the Director for approval. The invoice shall cite both the Purchase Order Number and the Job Number, the date, time, location, reporting agencies, repairs made, and the itemized costs.

11) Performance Bond and Labor/Material Bond. If required, the Contractor shall post a labor and material bond in the amount of \$10,000.00, which shall guarantee the payment by the Contractor of all sums of money due for any labor or materials furnished under this Agreement. The Contractor shall also furnish a performance bond in the sum of \$10,000.00 which bond shall guarantee the faithful performance of any and all duties under this Agreement. For new construction or other major projects, the Owner may require a bond of greater amount. The Owner shall reimburse Contractor for all costs associated with any required bonds.

12) Insurance. The Contractor shall provide and maintain at all times during the term of this Agreement, without cost or expense to the Owner, policies, of insurance generally known as public liability policies, insuring the Contractor against any and all claims, demands and causes of action whatsoever for injuries received and damage to property in connection with this Agreement. Said policies of insurance shall insure the Contractor in the amount of not less than \$1,000,000.00 per person and in the amount of not less than \$1,000,000.00 to cover any and all claims arising in connection with any particular accident or occurrence, and property damage insurance in the amount of \$1,000,000.00. The Contractor shall provide and maintain Workers' Compensation insurance as required by Florida State Statute 440. The Owner shall be entitled to thirty (30) days notice of any change or cancellation in said policies. The Owner shall be named as additional insured under any and all public liability policies.

13) Final Payment. The Owner shall hold the final payment due the Contractor until all equipment has been inspected and inventoried which the County furnished under this Agreement. The costs of any equipment unaccounted for, or deficiencies in workmanship during the year, shall be subtracted from the final Agreement payment. A complete inventory, including a list of all field and traffic equipment supplied by the Owner shall be made to the beginning and termination of the Agreement.

14) Independent Contractor. The Contractor shall perform the conditions of this Agreement as an independent contractor and nothing contained herein shall be construed to be inconsistent with this relationship or status. Nothing in this Agreement shall be in any way construed to constitute the Contractor, or any of its agents or employees as the agent, employee, or representative of the Owner.

The Contractor agrees that they shall be solely responsible to parties with whom they shall deal in carrying out the terms of this Agreement and shall be responsible for the agreements they shall make with the third party or for those obligations incurred by the Contractor to such third parties in carrying out the terms of this Agreement.

15) Termination for Cause. If, through any cause, the Contractor shall fail to fulfill in a timely manner its obligations under this Agreement, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Agreement, the Owner shall have a right to terminate this Agreement by giving written notice to the Contractor of such termination, specifying the effective date of thereof, at least ten (10) days before the effective date of such termination.

16) Personal Service Contract. This Agreement is not assignable by the Contractor without the expressed written consent of the Owner.

17) Entire Agreement. It is agreed that neither party has made any statement, promise or agreement, nor taken upon itself any engagement whatsoever, verbally or in writing, in conflict with the terms of this Agreement, or that in any way modifies, carries, alters, enlarges or invalidates any provision hereof.

18) Severability. In the event a Court to Competent Jurisdiction finds any sentence, provision, paragraph, or section of this Agreement null and void, the remaining parts of this Agreement shall continue in full force and effect as though such sentence, provision, paragraph, or section has been omitted from this Agreement.

CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
Signature/Date (Seal)

TRAFFIC ENGINEERING and MANAGEMENT, d/b/a CONTROL SPECIALISTS

\_\_\_\_\_  
Signature/Date (Seal)

## **SECTION VII**

## RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the ChampionsGate Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 17, 2023

HOUR: 2:00 p.m.

LOCATION: Offices of Rida Associates  
8390 ChampionsGate Blvd., Suite 104  
ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF APRIL, 2023.**

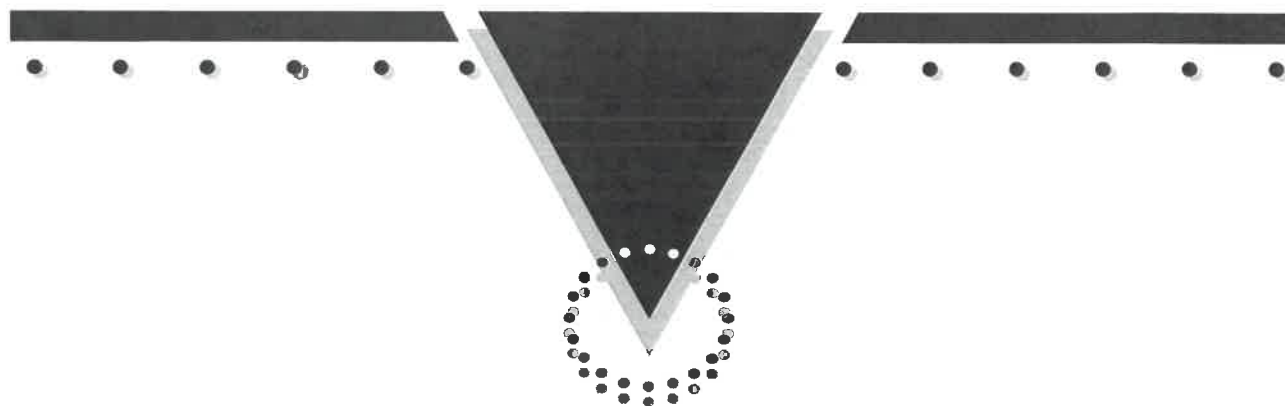
ATTEST:

**CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_





# **ChampionsGate Community Development District**

**Proposed Budget  
FY 2024**



# Table of Contents

1	<u>General Fund</u>
2-7	<u>General Fund Narrative</u>
8	<u>Capital Reserve Fund</u>

**CHAMPIONSGATE**  
**Community Development District**

**General Fund Budget**  
**Fiscal Year 2024**

ADOPTED BUDGET FY2023	ACTUAL THRU 02/28/23	NEXT 7 MONTHS	PROJECTED THRU 9/30/23	PROPOSED BUDGET FY2024
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**REVENUES:**

Maintenance Assessments	\$729,046	\$699,623	\$29,423	\$729,046	\$729,046
Interest	\$0	\$444	\$1,000	\$1,444	\$2,500
<b>TOTAL REVENUES</b>	<b>\$729,046</b>	<b>\$700,067</b>	<b>\$30,423</b>	<b>\$730,490</b>	<b>\$731,546</b>

**EXPENDITURES:**

**Administrative:**

Supervisors Fees	\$6,000	\$1,600	\$3,000	\$4,600	\$6,000
FICA Expense	\$459	\$122	\$230	\$352	\$459
Engineering	\$10,000	\$993	\$4,007	\$5,000	\$10,000
Attorney	\$22,500	\$5,085	\$6,165	\$11,250	\$22,500
Annual Audit	\$4,000	\$3,400	\$0	\$3,400	\$3,500
Management Fees	\$38,433	\$16,014	\$22,419	\$38,433	\$40,355
Information Technology	\$1,800	\$750	\$1,050	\$1,800	\$1,800
Website Maintenance	\$1,400	\$583	\$817	\$1,400	\$1,400
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Telephone	\$100	\$0	\$25	\$25	\$100
Postage	\$1,500	\$67	\$183	\$250	\$500
Insurance	\$13,825	\$12,352	\$0	\$12,352	\$14,205
Printing & Binding	\$1,000	\$20	\$155	\$175	\$500
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$700	\$323	\$377	\$700	\$700
Property Appraiser Fees	\$500	\$0	\$536	\$536	\$550
Property Taxes	\$50	\$0	\$0	\$0	\$0
Office Supplies	\$250	\$4	\$21	\$25	\$125
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$110,192</b>	<b>\$46,488</b>	<b>\$41,484</b>	<b>\$87,972</b>	<b>\$110,368</b>

**Maintenance:**

Property Insurance	\$30,500	\$29,345	\$0	\$29,345	\$44,050
Landscape Maintenance Contract	\$145,514	\$60,631	\$84,883	\$145,514	\$145,514
Landscape Miscellaneous	\$8,000	\$2,525	\$5,475	\$8,000	\$25,000
Irrigation System/Maintenance	\$25,000	\$7,923	\$12,077	\$20,000	\$25,000
Lakes/Fountains	\$13,200	\$2,960	\$7,300	\$10,260	\$14,000
Lighting	\$8,000	\$4,531	\$3,470	\$8,000	\$8,000
Miscellaneous	\$4,465	\$4,355	\$4,500	\$8,855	\$6,000
Painting Public Areas	\$600	\$299	\$301	\$600	\$600
Traffic Signals	\$10,000	\$1,744	\$2,289	\$4,033	\$8,000
Sidewalks	\$10,000	\$0	\$5,000	\$5,000	\$35,000
Signage	\$6,000	\$1,924	\$1,076	\$3,000	\$6,500
Trash Removal	\$7,000	\$1,862	\$2,712	\$4,574	\$4,881
Electric	\$52,000	\$11,197	\$18,672	\$29,869	\$35,000
Water/Sewer	\$500	\$60	\$86	\$146	\$300
Security	\$70,000	\$24,559	\$45,441	\$70,000	\$70,000
Onsite Management	\$147,600	\$61,499	\$86,099	\$147,598	\$147,600
Mosquito Control	\$6,741	\$1,926	\$4,815	\$6,741	\$6,741
Transfer Out - Capital Reserve	\$73,734	\$73,734	\$0	\$73,734	\$38,991
<b>TOTAL MAINTENANCE</b>	<b>\$618,854</b>	<b>\$291,074</b>	<b>\$284,196</b>	<b>\$575,270</b>	<b>\$621,177</b>

<b>TOTAL EXPENDITURES</b>	<b>\$729,046</b>	<b>\$337,563</b>	<b>\$325,680</b>	<b>\$663,242</b>	<b>\$731,546</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$0)</b>	<b>\$362,504</b>	<b>(\$295,256)</b>	<b>\$67,248</b>	<b>\$0</b>

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**REVENUES:**

The District will levy a Non-Ad Valorem assessment on all of the assessable property within the District to fund all general operating and maintenance expenditures for the fiscal year.

**INTEREST**

The District generates funds from invested funds.

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**EXPENDITURES:**

**ADMINISTRATION**

**SUPERVISORS FEES**

Chapter 190, Florida Statutes, allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 6 Board meetings during the fiscal year.

**FICA EXPENSE**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

**ENGINEERING**

The District's Engineer, Hanson, Water & Associates, will be providing general engineering services to the District, e.g., attendance and preparation for the monthly Board meetings, review of invoices, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

**ATTORNEY**

The District's Attorney, Clark & Albaugh, LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager

**ANNUAL AUDIT**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Grau & Associates for this service.

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**MANAGEMENT FEES**

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

**INFORMATION TECHNOLOGY**

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

**WEBSITE MAINTENANCE**

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**COLLECTION AGENT**

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of a Non-Ad Valorem assessment on all assessable property within the District.

**TELEPHONE**

Telephone and fax machine.

**POSTAGE**

The District incurs charges for mailing Board meeting agenda packages, invoices to third parties, checks for vendors and other required correspondence.

**INSURANCE**

The District's general liability and public officials' liability coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

**PRINTING & BINDING**

The District incurs charges for printing and binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, etc.

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**LEGAL ADVERTISING**

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required. The District publishes all of its legal advertising in the Orlando Sentinel.

**OTHER CURRENT CHARGES**

Represents bank charges and any other miscellaneous charges that the District may incur during the fiscal year.

**PROPERTY APPRAISER FEES**

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

**OFFICE SUPPLIES**

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

**DUES, LICENSES & SUBSCRIPTIONS**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175.

**MAINTENANCE:**

**PROPERTY INSURANCE**

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**LANDSCAPE MAINTENANCE CONTRACT**

The District has contracted with Weber Environmental Services, Inc. to provide the monthly landscaping services which include turf care, shrubs/ground cover care, annuals, tree care, irrigation system, pressuring washing and litter removal.

Description	Monthly Amount	Annual Amount
Landscape Maintenance Contract	\$12,126	\$145,514
Total		\$145,514

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**LANDSCAPE MISCELLANEOUS**

This category will be used for the annual palm tree trimming as well as any miscellaneous landscape items not included under the landscape contract.

**IRRIGATION SYSTEM/MAINTENANCE**

Monthly inspection and repairs of irrigation system.

**LAKES/FOUNTAINS**

To record expenses for equipment, supplies, maintenance and contract services for fountains and lakes. The District has contracted The Lake Doctors, Inc. and Fountain Design Group, Inc.

Description	Monthly Amount	Annual Amount
Lake Services	\$470	\$5,640
Fountain Services	\$350	\$4,200
Fountain Quarterly Services @ \$250		\$1,000
Contingency		\$3,160
Total		\$14,000

**LIGHTING**

Repair and replacement of lighting fixtures throughout the property.

**MISCELLANEOUS**

To record the cost of any maintenance expenses not properly classified in any of the other accounts.

**PAINTING PUBLIC AREAS**

To record the cost of painting supplies and contact services for outside areas.

**TRAFFIC SIGNALS**

To record the cost to maintain all traffic signals per the Traffic Signal Contract.

**SIDEWALKS**

To record cost to maintain all sidewalks.

**SIGNAGE**

To record cost to maintain all signs within the District boundaries.

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**TRASH REMOVAL**

To record the expenses related to trash and rubbish removal of miscellaneous items, dumpster contract service and hauling of miscellaneous items. The District has the following utility account with Waste Management.

Account#	Address	Monthly Amount	Annual Amount
4-70186-52000	8390 ChampionsGate Blvd. Ste.104	\$387	\$4,649
	Contingency		\$232
<b>Total</b>			<b>\$4,881</b>

**ELECTRIC**

To record cost of electric for projects, such as street lighting, electric for irrigation wells and fountains. The District has the following utility accounts with Duke Energy.

Account#	Address	Monthly Amount	Annual Amount
9100 8848 0869	8301 ChampionsGate Blvd Spkl D	\$350	\$4,200
9100 8848 0132	8399 ChampionsGate Blvd Spkl E	\$800	\$9,600
9100 8848 0380	81811 ChampionsGate Blvd Spkl A Fntn	\$235	\$2,820
9100 8848 0637	8390 ChampionsGate Blvd TFLT	\$50	\$600
9100 8848 1141	8397 ChampionsGate Blvd Spkl F	\$175	\$2,100
9100 8848 1381	0 Championsgate Blvd Spkl G	\$200	\$2,400
9100 8848 1589	1500 Berwick Dr Spkl	\$55	\$660
9100 8848 1852	8380 ChampionsGate Blvd Spkl C	\$550	\$6,600
9100 8848 2093	81801 ChampionsGate Blvd Spkl H Fntn	\$35	\$420
9100 8848 2308	8300 ChampionsGate Blvd TFLT	\$45	\$540
	Contingency		\$5,060
<b>Total</b>			<b>\$35,000</b>

**WATER/SEWER**

To record the cost of running the fountains. The District has the following accounts with Toho Water Authority.

Account#	Address	Monthly Amount	Annual Amount
2587190-690100	100 ChampionsGate Blvd	\$15	\$180
	Contingency		\$120
<b>Total</b>			<b>\$300</b>



**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**SECURITY**

To record the expenses for security. District has contracted with Florida Highway Patrol trooper to provide off-duty police security at a rate of \$55.00 per hour.

**ONSITE MANAGEMENT**

Personnel used to maintain the District property. The District has contracted with Rida Associates Limited Partnership.

Description	Monthly	Annual
	Amount	Amount
Onsite Management Services	\$12,300	\$147,600
Total		\$147,600

**MOSQUITO CONTROL**

Scheduled maintenance consists of mosquito spraying and larviciding along roadways and paths, and mosquito population monitoring in the form of landing rate counts and light traps. The District has contracted with Clarke Environmental Mosquito Management, Inc.

**TRANSFER OUT - CAPITAL RESERVE**

Funds transferred out to Capital Reserve for capital outlay expenses.

**CHAMPIONSGATE**  
**Community Development District**

**Capital Reserve Fund**  
**Fiscal Year 2024**

<b>ADOPTED BUDGET FY2023</b>	<b>ACTUAL THRU 2/28/23</b>	<b>NEXT 7 MONTHS</b>	<b>PROJECTED THRU 9/30/23</b>	<b>PROPOSED BUDGET FY2024</b>
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**REVENUES:**

Transfer In	\$73,734	\$73,734	\$0	\$73,734	\$38,991
Interest	\$1,500	\$9,624	\$5,376	\$15,000	\$10,000
<b>TOTAL REVENUES</b>	<b>\$75,234</b>	<b>\$83,358</b>	<b>\$5,376</b>	<b>\$88,734</b>	<b>\$48,991</b>

**EXPENDITURES:**

Contingency	\$500	\$190	\$0	\$190	\$500
Capital Projects - Other	\$100,000	\$21,890	\$126,110	\$148,000	\$100,000
<b>TOTAL EXPENDITURES</b>	<b>\$100,500</b>	<b>\$22,080</b>	<b>\$126,110</b>	<b>\$148,190</b>	<b>\$100,500</b>
<b>EXCESS REVENUES</b>	<b>(\$25,266)</b>	<b>\$61,277</b>	<b>(\$120,734)</b>	<b>(\$59,457)</b>	<b>(\$51,509)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$585,830</b>	<b>\$681,656</b>	<b>\$0</b>	<b>\$681,656</b>	<b>\$622,199</b>
<b>FUND BALANCE - ENDING</b>	<b>\$560,564</b>	<b>\$742,933</b>	<b>(\$120,734)</b>	<b>\$622,199</b>	<b>\$570,690</b>

## SECTION VIII

## SECTION C

# SECTION 1

# Champions Gate Community Development District

## Check Run Summary

February 1, 2023 thru March 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	2/2/23	5061-5065	\$ 26,922.99
	2/8/23	5066-5072	\$ 82,702.23
	2/15/23	5073-5074	\$ 523.28
	2/20/23	5075	\$ 680,000.00
	2/23/23	5076-5077	\$ 477.78
	3/1/23	5078-5082	\$ 28,792.99
	3/8/23	5083-5084	\$ 5,622.57
	3/16/23	5085-5086	\$ 3,486.95
	3/22/23	5087-5089	\$ 4,945.65
	3/29/23	5090-5091	\$ 426.25
			<hr/> \$ 833,900.69
Capital Reserves	2/23/23	73	\$ 5,945.00
			<hr/> \$ 5,945.00
Payroll	<u>February 2023</u>		
	Darin Tennyson	50406	\$ 184.70
	Darlene Clevenger	50407	\$ 162.70
	Elizabeth Allen	50408	\$ 184.70
	Lee Dawson	50409	\$ 184.70
			<hr/> \$ 716.80
			<hr/> <b>\$ 840,562.49</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/02/23	00052	1/03/23 23383A	202301 310-51300-32200			*	1,700.00	
			FY22 AUDIT FINAL PAYMENT		GRAU & ASSOCIATES			1,700.00 005061
2/02/23	00026	2/01/23 71086B	202302 320-53800-46800			*	470.00	
			WATER MGMT SERVICES FEB23		THE LAKE DOCTORS, INC.			470.00 005062
2/02/23	00105	2/01/23 44958	202302 320-53800-12000			*	12,299.84	
			ONSITE SERVICES FEB23		RIDA ASSOC. LIMITED PARTNERSHIP			12,299.84 005063
2/02/23	00048	2/01/23 2302-003	202302 320-53800-47200			*	327.00	
			TRAFFIC SIGNAL MNT FEB23		TRAFFIC ENGINEERING & MANAGEMENT			327.00 005064
2/02/23	00056	2/01/23 68867	202302 320-53800-46200			*	12,126.15	
			LANDSCAPE MAINT FEB23		WEBER ENVIRONMENTAL SERVICES			12,126.15 005065
2/08/23	00030	2/01/23 18234	202301 310-51300-31500			*	665.00	
			PRP AUDIT RESPON/CNI AGR		CLARK & ALBAUGH, LLP			665.00 005066
2/08/23	00110	2/06/23 02062023	202302 300-58100-10000			*	73,734.00	
			FY23 CAP.RESERVE BDGT AMT		CHAMPIONSGATE CDD C/O			73,734.00 005067
2/08/23	00151	1/31/23 43790117	202301 320-53800-34500			*	260.00	
			SECURITY SRVC 01/17/23		CHRISTIAN MONCION			260.00 005068
2/08/23	00049	2/01/23 238	202302 310-51300-34000			*	3,202.75	
			MANAGEMENT FEES FEB23					
		2/01/23 238	202302 310-51300-35200			*	116.67	
			WEBSITE ADMIN FEB23					
		2/01/23 238	202302 310-51300-35100			*	150.00	
			INFORMATION TECH FEB23					
		2/01/23 238	202302 310-51300-51000			*	1.08	
			OFFICE SUPPLIES					
		2/01/23 238	202302 310-51300-42000			*	19.37	
			POSTAGE					
		2/01/23 238	202302 310-51300-42500			*	1.20	
			COPIES					
					GOVERNMENTAL MANAGEMENT SERVICES			3,491.07 005069
-----								
					CHMP CHAMP GATE	TVISCARRA		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/08/23	00139	1/31/23 27370102	202301 320-53800-34500		*	750.00	
			SCHEDULER'S FEE JAN23				
		1/31/23 27370102	202301 320-53800-34500		*	3,120.00	
			SECURITY SERVICES JAN23				
				MAURICE NORMAN VILSAINT DBA			3,870.00 005070
2/08/23	00057	1/21/23 54176	202301 320-53800-34500		*	211.08	
			SCRTY-NICHOLAS L-01/20/23				
		1/21/23 54176	202301 320-53800-34500		*	211.08	
			SCRTY-GIOVANN R-01/27/23				
				OSCEOLA COUNTY SHERIFF			422.16 005071
2/08/23	00154	1/31/23 46230120	202301 320-53800-34500		*	260.00	
			SECURITY SRVC 01/20/23				
				PAUL ANTHONY NAPPIER			260.00 005072
2/15/23	00093	2/15/23 17993	202210 320-53800-45000		*	446.00	
			FY23 ADD.IRRG INSURANCE				
				EGIS INSURANCE ADVISORS LLC			446.00 005073
2/15/23	00149	2/14/23 CDD-0214	202301 320-53800-49100		*	59.91	
			HOME DEPOT-3-50CT TRSH BG				
		2/14/23 CDD-0214	202301 320-53800-49100		*	17.37	
			HOME DEPOT-60LB BLK TARP				
				RIDA REALITY INVESTMENTS CORP			77.28 005074
2/20/23	00110	2/20/23 02202023	202302 300-15100-10000		*	680,000.00	
			OPEN SBA OPER. RES. ACCT.				
				CHAMPIONSGATE CDD C/O			680,000.00 005075
2/23/23	00095	2/16/23 5286075	202301 310-51300-31100		*	212.50	
			REV.PLAT/TRACT/SDWLK HZRD				
				HANSON, WALTER & ASSOCIATES, INC.			212.50 005076
2/23/23	00057	2/03/23 54209	202302 320-53800-34500		*	265.28	
			SCRTY-DALE B 02/03/23				
				OSCEOLA COUNTY SHERIFF			265.28 005077
3/01/23	00022	2/24/23 29423A	202302 320-53800-46800		*	170.00	
			FOUNTAIN BOWL CLEAN FEB23				
				FOUNTAIN DESIGN GROUP, INC.			170.00 005078
3/01/23	00139	2/28/23 27370206	202302 320-53800-34500		*	3,120.00	
			SECURITY SERVICE FEB23				
		2/28/23 27370206	202302 320-53800-34500		*	750.00	
			MTHLY SCHEDULER FEE FEB23				
				MAURICE NORMAN VILSAINT DBA			3,870.00 005079
				CHMP CHAMP GATE TVISCARRA			





CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/22/23	00113	3/14/23 2018653	202303 310-51300-49200		2022 TAX ROLL ADMIN FEE	*	535.65	
					OSCEOLA CTY. PROPERTY APPRAISER			535.65 005089
3/29/23	00022	3/24/23 29661A	202303 320-53800-46800		FOUNTAIN BOWL CLEAN MAR23	*	170.00	
					FOUNTAIN DESIGN GROUP, INC.			170.00 005090
3/29/23	00095	3/24/23 5286351	202302 310-51300-31100		PRP/ATND MTG/RESEARCH RPT	*	256.25	
					HANSON, WALTER & ASSOCIATES, INC.			256.25 005091
TOTAL FOR BANK A							833,900.69	
TOTAL FOR REGISTER							833,900.69	

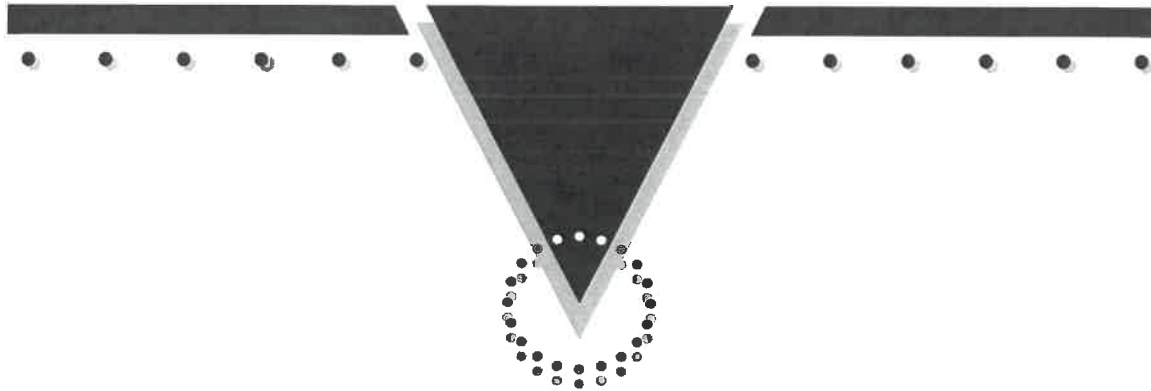
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
23 \*\*\* CHAMPIONSGATE-CAPITAL RESERVE  
BANK B CHAMPIONSGATE CDD

PAGE 1

CHAMPIONSGATE-CAPITAL RESERVE  
BANK B CHAMPIONSGATE CDD

CHMP CHAMP GATE TVISCARRA

## SECTION 2



# **ChampionsGate Community Development District**

**Unaudited Financial Reporting  
March 31, 2023**



# Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Capital Reserve Fund Income Statement</u>
4	<u>Month to Month</u>
5	<u>Assessment Receipt Schedule</u>

**CHAMPIONSGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Balance Sheet - All Fund Types and Accounts Groups  
March 31, 2023

	Governmental Fund Types		
	General Fund	Capital Reserve Fund	Totals 2023
<b><u>ASSETS</u></b>			
<b><u>Cash</u></b>			
Operating Account	\$486,478	---	\$486,478
Capital Reserves	---	\$260,838	\$260,838
State Board of Administration	\$271,923	\$482,059	\$753,982
<b>TOTAL ASSETS</b>	<b>\$758,401</b>	<b>\$742,896</b>	<b>\$1,501,297</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	---	\$52,000	\$52,000
<b><u>Fund Equity and Other Credits</u></b>			
Restricted for Debt Service	---	---	---
Assigned for Capital Projects	---	\$690,896	\$690,896
Unassigned	\$758,401	---	\$758,401
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$758,401</b>	<b>\$742,896</b>	<b>\$1,501,297</b>

# ChampionsGate

## Community Development District

### General Fund

Statement of Revenues & Expenditures  
For Period Ending March 31, 2023

	General Fund Budget	Prorated Budget Thru 3/31/23	Actual Thru 3/31/23	Variance
<b>Revenues:</b>				
Special Assessments	\$729,046	\$703,768	\$703,768	\$0
Interest	\$0	\$0	\$444	\$444
<b>Total Revenues</b>	<b>\$729,046</b>	<b>\$703,768</b>	<b>\$704,212</b>	<b>\$444</b>
<b>Expenditures:</b>				
<u>Administrative</u>				
Supervisors Fees	\$6,000	\$3,000	\$1,600	\$1,400
FICA Expense	\$459	\$230	\$122	\$107
Engineering	\$10,000	\$5,000	\$993	\$4,007
Attorney	\$22,500	\$11,250	\$5,085	\$6,165
Annual Audit	\$4,000	\$3,400	\$3,400	\$0
Management Fees	\$38,433	\$19,217	\$19,217	\$0
Information Technology	\$1,800	\$900	\$900	\$0
Website Administration	\$1,400	\$700	\$700	(\$0)
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Telephone	\$100	\$50	\$0	\$50
Postage	\$1,500	\$750	\$79	\$671
Insurance	\$13,825	\$13,825	\$12,352	\$1,473
Printing & Binding	\$1,000	\$500	\$48	\$452
Legal Advertising	\$2,500	\$1,250	\$0	\$1,250
Other Current Charges	\$700	\$350	\$371	(\$21)
Property Appraiser Fee	\$500	\$250	\$536	(\$286)
Property Taxes	\$50	\$50	\$0	\$50
Office Supplies	\$250	\$125	\$4	\$121
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$110,192</b>	<b>\$66,021</b>	<b>\$50,581</b>	<b>\$15,440</b>
<u>Maintenance</u>				
Property Insurance	\$30,500	\$30,500	\$29,345	\$1,155
Landscape Maintenance Contract	\$145,514	\$72,757	\$72,757	\$0
Landscape Miscellaneous	\$8,000	\$4,000	\$2,525	\$1,475
Irrigation System/Maintenance	\$25,000	\$12,500	\$7,923	\$4,577
Lakes/Fountains	\$13,200	\$6,600	\$3,600	\$3,000
Lighting	\$8,000	\$4,000	\$6,016	(\$2,016)
Miscellaneous	\$4,465	\$2,233	\$4,355	(\$2,123)
Painting Public Areas	\$600	\$300	\$299	\$1
Traffic Signals	\$10,000	\$5,000	\$2,071	\$2,929
Sidewalks	\$10,000	\$5,000	\$0	\$5,000
Signage	\$6,000	\$3,000	\$1,924	\$1,076
Trash Removal	\$7,000	\$3,500	\$2,250	\$1,250
Electric	\$52,000	\$26,000	\$13,529	\$12,471
Water/Sewer	\$500	\$250	\$73	\$177
Security	\$70,000	\$35,000	\$24,559	\$10,441
Onsite Management	\$147,600	\$73,800	\$73,799	\$1
Mosquito Control	\$6,741	\$3,371	\$1,926	\$1,444
Transfer Out - Capital Reserve	\$73,734	\$73,734	\$73,734	\$0
<b>Total Maintenance</b>	<b>\$618,854</b>	<b>\$361,544</b>	<b>\$320,684</b>	<b>\$40,860</b>
<b>Total Expenditures</b>	<b>\$729,046</b>	<b>\$427,565</b>	<b>\$371,265</b>	<b>\$56,300</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$332,947</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$425,454</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$758,401</b>	



**ChampionsGate**  
**Community Development District**

**Capital Reserve Fund**  
Statement of Revenues & Expenditures  
For Period Ending March 31, 2023

Capital Reserves Budget	Prorated Budget Thru 3/31/23	Actual Thru 3/31/23	Variance
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**Revenues:**

Transfer In	\$73,734	\$73,734	\$73,734	\$0
Interest	\$1,500	\$750	\$9,625	\$8,875
<b>Total Revenues</b>	<b>\$75,234</b>	<b>\$74,484</b>	<b>\$83,359</b>	<b>\$8,875</b>

**Expenditures:**

Contingency	\$500	\$250	\$228	\$22
Capital Projects - Other	\$100,000	\$50,000	\$73,890	(\$23,890)
<b>Total Expenditures</b>	<b>\$100,500</b>	<b>\$50,250</b>	<b>\$74,118</b>	<b>(\$23,868)</b>

<b>Excess Revenues (Expenditures)</b>	<b>(\$25,266)</b>	<b>\$9,241</b>
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<b>Fund Balance - Beginning</b>	<b>\$585,830</b>	<b>\$681,656</b>
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<b>Fund Balance - Ending</b>	<b>\$560,564</b>	<b>\$690,896</b>
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### ChampionsGate CDD

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Total
<b>Revenues:</b>													
Special Assessments	\$0	\$55,542	\$617,667	\$17,269	\$9,145	\$4,146	\$0	\$0	\$0	\$0	\$0	\$0	\$703,768
Interest	\$0	\$0	\$0	\$0	\$444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444
<b>Total Revenues</b>	<b>\$0</b>	<b>\$55,542</b>	<b>\$617,667</b>	<b>\$17,269</b>	<b>\$9,589</b>	<b>\$4,146</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$704,212</b>
<b>Expenditures:</b>													
<u>Administrative</u>													
Supervisors Fees	\$0	\$0	\$800	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600
FICA Expense	\$0	\$0	\$61	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
Engineering	\$0	\$0	\$524	\$213	\$256	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$993
Attorney	\$98	\$0	\$2,210	\$665	\$2,113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,085
Annual Audit	\$0	\$0	\$1,700	\$1,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400
Management Fees	\$3,203	\$3,203	\$3,203	\$3,203	\$3,203	\$3,203	\$0	\$0	\$0	\$0	\$0	\$0	\$19,217
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$900
Website Administration	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$700
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$18	\$10	\$9	\$10	\$19	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$79
Insurance	\$12,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,352
Printing & Binding	\$4	\$0	\$0	\$15	\$1	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$89	\$89	\$100	\$45	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$371
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$536	\$0	\$0	\$0	\$0	\$0	\$0	\$536
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$1	\$1	\$0	\$1	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$21,207</b>	<b>\$3,569</b>	<b>\$8,874</b>	<b>\$6,117</b>	<b>\$6,721</b>	<b>\$4,093</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50,581</b>
<u>Maintenance</u>													
Property Insurance	\$29,345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,345
Landscape Maintenance Contract	\$12,126	\$12,126	\$12,126	\$12,126	\$12,126	\$12,126	\$0	\$0	\$0	\$0	\$0	\$0	\$72,757
Landscape Miscellaneous	\$1,500	\$1,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,525
Irrigation System/Maintenance	\$0	\$2,458	\$2,449	\$0	\$3,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,923
Lakes/Fountains	\$480	\$560	\$640	\$640	\$640	\$640	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
Lighting	\$0	\$0	\$4,531	\$0	\$0	\$1,485	\$0	\$0	\$0	\$0	\$0	\$0	\$6,016
Miscellaneous	\$1,016	\$93	\$244	\$77	\$2,925	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,355
Painting Public Areas	\$299	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$299
Traffic Signals	\$0	\$327	\$763	\$327	\$327	\$327	\$0	\$0	\$0	\$0	\$0	\$0	\$2,071
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,134	\$0	\$790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,924
Trash Removal	\$320	\$384	\$384	\$387	\$387	\$387	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250
Electric	\$2,499	\$1,930	\$1,947	\$2,485	\$2,358	\$2,331	\$0	\$0	\$0	\$0	\$0	\$0	\$13,529
Water/Sewer	\$12	\$12	\$12	\$12	\$12	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$73
Security	\$4,170	\$5,690	\$5,640	\$5,023	\$4,135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,559
Onsite Management	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$0	\$0	\$0	\$0	\$0	\$0	\$73,799
Mosquito Control	\$963	\$963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,926
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$73,734	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,734
<b>Total Maintenance</b>	<b>\$66,165</b>	<b>\$37,866</b>	<b>\$41,725</b>	<b>\$33,358</b>	<b>\$111,960</b>	<b>\$29,609</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$320,684</b>
<b>Total Expenditures</b>	<b>\$87,371</b>	<b>\$41,435</b>	<b>\$50,599</b>	<b>\$39,475</b>	<b>\$118,682</b>	<b>\$33,702</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$371,265</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$87,371)</b>	<b>\$14,107</b>	<b>\$567,068</b>	<b>(\$22,207)</b>	<b>(\$109,093)</b>	<b>(\$29,557)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$332,947</b>



## SECTION D

## ChampionsGate Community Development District

To: ChampionsGate CDD Board  
From: Evan Fracasso  
CC: Jason Showe; Marc Reicher  
Date: April 4, 2023  
Re: Managers report

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**Traffic:** Osceola County Sheriff has be out on Fridays, FHP continues to work the area on Mon-Wed. FHP's main focus has been on commercial truck traffic while the Sheriff is only targeting non commercial vehicles.

**Signage:** The flagpole that was hit at ChampionsGate & Legends has been replaced the week of February 6, 2023.  
We have a budget number for the 2024 fiscal year to replace all of the monument signage identifier inserts as they are faded (\$6,500).

**Lighting:** All lighting time clocks have now been replaced with digital sun trackers. Will no longer need to adjust the timer. All States lighting will be installing a LED retrofit kit on a light pole on Masters as a demo. This will be a \$65 reduction in cost per fixture at time of light replacement along with 100W less energy usage.

**I-4 Divergent Diamond:** Irrigation installation at interchange is about 90% complete.

**Landscape:** Webber is working on an updated design for the for the island in front of the ChampionsGate arches. This will be presented at the CDD meeting.

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**Maintenance:**

Power washing of sidewalks has been completed on ChampionsGate Blvd. Will be moving onto Masters in late May or June.

Bowl fountain installation was completed on 4/4/2023.

Painting has commenced on all of the black fencing along ChampionsGate Blvd. This will be completed by the end of April.

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